



THE COLLABORATIVE

One SeaGate, Park Level 118, Toledo, Ohio 43604
419.242.7405 | thecollaborativeinc.com

02.02.17

Pre Bid Meeting Agenda

LMHA Collingwood Green Phase III

TCI Project 106429

1. Introduction
 - a. Personnel connected with project
 - i. Owner contact
 - ii. Design Team
2. Brief discussion of the project
 - a. Vertical Construction
 - b. Roadway Construction
 - c. Utilities
3. Proposal Preparation
 - a. Proposal Format – Single Prime General Contractor, Proposal Format: Provided bid form in the project specification manual.
 - b. Register to bid and download IFB at <https://nahro.economicengine.com>
 - c. EEO and MBE forms/goals
 - i. SECTION 3 INQUIRIES: section3@lucasmha.org
 - d. Proposals
 - i. Proposals must be signed / forms notarized as indicated.
4. Bidding Documents
 - a. IFB Number: IFB #17-B001
 - b. Request for Information (RFI) Deadline: Wednesday, February 15, 2017 at 12:00pm EST. Please note that all questions are to be submitted in writing to the architect's office.
 - c. Direct Inquires / Requests for Information to:
Berardi + Partners Inc.
Attn: Jon Holway
369 East Livingston Ave.
Columbus OH 43215
(614) 221-1110
jholway@berardipartners.com
5. Bid Opening
 - a. Due: **Thursday, February 23, 2017 at 11:00 am EST**

- b. Location: **Bids shall be received at the LMHA Central Office-
Attn: Sherry Tobin, Procurement Associate, 435 Nebraska Avenue, Toledo
Ohio. Solicitation number shall be legible and visible on front side of delivery
envelope/package.**

6. Permit

- a. The Project has not been submitted for permit at this time.
- b. Successful contractor is responsible to pay for and secure all required permits, fees, tap fees, licenses to complete the work.

7. LEED Certification

- a. This project has been designed to be a LEED Certified Building or certified under the Enterprise Green Communities. It is critical that all matters of process, materials specifications, and reviews required be coordinated with the LEED Rater.
- b. LEED Inspections shall be coordinated to occur upon completion of each phase.

8. Project Building/Block Turnover

- a. Owner 90-day notice of delivery procedures: SELECTED CONTRACTOR shall notify Lucas Metropolitan Housing Authority in written form of the date at which each phase / block of the project is 90 days from completion, not withstanding unforeseen conditions. This will allow Lucas Metropolitan Housing Authority to finalize leasing arrangements.

9. List of Bidders

- a. To be issued via addendum

10. Site Walk Thru by contractors

- a. Coordinate with Owner

11. Addenda

- a. Issued by LMHA
- b. Distributed by LMHA web site

12. Questions from the Contractors



Lucas Metropolitan Housing Authority (LMHA)

PRE-BID CONSTRUCTION MEETING

SIGN-IN SHEET

IFB#17-B001: Collingwood Green III
Thursday, February 2, 2017, 10:00 AM
800 Division Ave., Toledo, OH 43604

NAME	COMPANY	ARRIVAL TIME	EMAIL
1. Casey Cherry	Century Equipment	9:50	ccherry@centuryequip.com
2. Nicholas Anthony	Waterville Landscaping	9:50	watervillelandscaping@outlook.com
3. Matt Berg	Spieker Co.	9:50	matt@spiekercompany.com
4. AARON WHITE	SPIEKER	9:50	aaron@spiekercompany.com
5. LISA LAYCOCK	QUANDEL	9:50	LLAYCOCK@QUANDEL.COM
6. JOHN MACGREGOR	RUDOLPH/LIBBE	9:45	john.macgregor@rhbuilds.com
7. GARY F. HAAS	INFINITY CONSTRUCTION	9:50	GHAAS@INFINITYCONSTRUCTION.COM
8. Jason Axelson	Coyle Mechanical	9:55	JasonA@coylemechanical.com
9. PRADEEP VIJ	UTOPIA CONSTRUCTION	9:55	build@myutopiahomes.com
10. JOE KISSNER	LMHA		



Lucas Metropolitan Housing Authority (LMHA)

SIGN-IN SHEET

IFB#17-B001: Collingwood Green III

Thursday, February 2, 2017, 10:00 AM

800 Division Ave., Toledo, OH 43604

NAME	/	COMPANY	/	ARRIVAL TIME	/	EMAIL
11. Marissa Lange		LMHA		9:50		
12. Alex Duncan		A&J Landscape		10:00		Alex@ajlandscape.com
13. Jeff Mandell		MAAKIL Group		10:05		jmandell@maakilgroup.com
14.						
15.						
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18.						
19.						
20.						



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 - c. LMHA project funding closing is not anticipated to be completed until July of 2017. Final Contractor Owner/Contractor Agreement execution and start of work to commence immediately following the closing.
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 - a. Coordinate with Owner
- 11. Addenda
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 - b. Distributed by LMHA web site
- 12. Questions from the Contractors
 - a. Question: What is the minimum cover for natural gas lines?

Response: Columbia Gas requires a minimum of 18” of cover over the pipe. [Standards for Customer Service Lines, Meters, and Service Regulators](#) Section 2.5.2 (b)

- b. Q. Which Davis Bacon Prevailing Wage Rates apply to which areas of the project?
A. The residential wage rate shall only apply to the construction of the buildings. All site work shall fall under the Heavy Highway wage rates provided.
- c. Question: When is Substantial Completion determined for the project?
Response: The Substantial Completion/warranty commencement will begin once the entire project (all buildings) have reached Substantial Completion.
- d. Question: Are both a bid bond and payment bond required?
Response: Yes
- e. Question: Is the contractor required to pay taxes?
Response: Refer to bid documents
- f. Question: Is payment for the roadway work per City standard?
Response: No. Payment for roadway work to follow AIA Document G703. Please refer to Section 012900 – Payment Procedures. Please provide price breakdown for roadway work per bid form.
- g. Question: Do the City of Toledo standard requirement for the roadway work?
Response: Yes the City of Toledo construction standards apply – as shown in the documents. The City will also be performing their site inspections of roadway work.
- h. Question: Can the completed portion of Clemente Trace be used as a staging area?
Response: The completed portion of Clemente Trace is a public street. Using Clemente Trace as a staging area will require City of Toledo approval.

Comments

1. Please note that Blocks A, B and C are occupied. Please cooperate with residence during construction to minimize conflicts. Notify Owner of any utility/access shutdowns.
2. Site logistics plan; stored materials will need to be located on Phase 3 project site.

3. Contractor shall provide off street parking for their employees and sub contractors, on street parking shall not be used by the contractor for their employee parking. Location of off-street parking to be submitted for approval by LMHA.
4. Contractor shall connect all stoops and walk along Belmont and Division to the new sidewalk in the right-of-way.
5. Please note that Belmont reconstruction work is to be completed by November 15, 2017 - Contractor shall notify LMHA at the time of contract award if this date is not feasible.
6. Please note that only one drive approach on Belmont is to be closed at any one time.
7. Please note that the sites are tight and the Contractor will need to pay special attention to utility crossings. Sanitary and storm are to be installed at the inverts shown. The duct bank is to be installed with 3' of cover and shall be lower to as required where there are conflicts with the sanitary or storm. The water lines are to be installed with 5' of cover and shall be lower to as required where there are conflicts with the sanitary, storm or duct bank.